



**Address:** [2452 BLANCO DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213D-19-5  
**Subdivision:** LAKE PARKS EAST  
**Neighborhood Code:** 1M700K

**Latitude:** 32.6445094515  
**Longitude:** -97.0430466184  
**TAD Map:** 2138-352  
**MAPSCO:** TAR-112D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKE PARKS EAST Block 19 Lot 5

**Jurisdictions:**  
CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A  
**Year Built:** 2004  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$444,162  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40396126  
**Site Name:** LAKE PARKS EAST-19-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,810  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,685  
**Land Acres<sup>\*</sup>:** 0.1993  
**Pool:** N

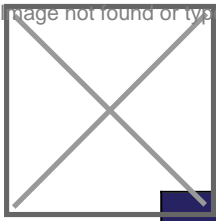
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
DAO THI CHI  
**Primary Owner Address:**  
2452 BLANCO DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 1/15/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220012758](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VINH HA THI VU;VINH KHOI	11/18/2009	<a href="#">D209320389</a>	0000000	0000000
FUND FOR BUILDERS II LP	12/24/2005	<a href="#">D206023995</a>	0000000	0000000
BEAZER HOMES TEXAS LP	1/1/2003	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$305,209	\$65,000	\$370,209	\$370,209
2024	\$379,162	\$65,000	\$444,162	\$404,995
2023	\$385,889	\$65,000	\$450,889	\$368,177
2022	\$324,088	\$65,000	\$389,088	\$334,706
2021	\$239,278	\$65,000	\$304,278	\$304,278
2020	\$240,404	\$65,000	\$305,404	\$275,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.